



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

FEBRUARY 19, 2004

PRESENT: Cain, Fruit, Kennett, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder & Associate Planner (AP) Tolentino

REGULAR MEETING

Chair Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Martin opened/closed the public hearing.

SUBCOMMITTEE ACTIONS:

1. Dollar Tree

THE BOARD DID NOT HAVE COMMENTS ON THE SUBCOMMITTEE ACTIONS.

OLD BUSINESS

3. **SITE REVIEW, SR-02-13: NINA LANE-CHEN:** A request for site, landscape and architectural plan approval for the construction of five single-family homes (three detached, two attached) on an approximate 1.26-acre site. The subject site is located at the southeast corner of Juan Hernandez Dr. and San Vicente Ct. in an R-1(12,000)/RPD zoning district.

BOARD MEMBERS KENNETT/FRUIT MOTIONED TO CONTINUE ITEM TO THE MARCH 4 AGENDA. THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

4. **UNIFORM SIGN PROGRAM AMENDMENT, USPA-91-07: VINEYARD TOWN CENTER-KENT:** A request to amend the uniform sign program to for the Vineyard Town Center shopping center to include monument signs and building attached signs for major tenants, located at the south-east corner of Monterey Road and Edmundson Avenue in the Planned Unit Development zoning district.

BOARD MEMBERS FRUIT/CAIN MOTIONED TO APPROVE RESOLUTION NO. 04-001, WITH THE FOLLOWING MODIFICATIONS:

1. Delete conditions 1, 2 & 3.
2. Add as conditions of approval:
 - a. The vertical element, proposed between the two towers within the phase II area of the shopping center, shall have a roof element and shall be designed similar to the vertical element on the "TJ Max" building.
 - b. The sign area for the building attached Hollywood Video sign shall remain within the 1:1.5 ratio required within the sign code.
 - c. The sign copy, material and lighting for the building attached Hollywood Video sign are approved as submitted on plans on file dated 2/19/04.
 - d. A different color paint can be used along the base of the vertical roof element to provide a visual anchor for the Hollywood Video sign.
 - e. A maximum 9' 3" monument sign can be used at the Vineyard Ave. and Monterey Rd. locations regardless of the presence or height of the existing berms.
 - f. Prior to approval of a copy change, the third existing monument sign in front of the phase II shopping center area, shall be modified to include a trellis element similar to the larger proposed monument signs and have side support elements of either 6 x 6 post or split-face block.
 - g. Prior to approval of a copy change, the third existing monument sign in front of the phase II shopping center area, shall be painted to match the larger monument signs.
 - h. The sign copy for the phase II monument sign for Hollywood Video, is approved as submitted on the plans on file dated 2/19/04.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS

5. **SITE REVIEW, SR-03-25: E. DUNNE-KING:** A request for site review approval to remodel an existing one-story 4,248 square foot building on East Dunne Avenue. There is also an existing 600 square foot storage shed on the site. The site design and landscaping will also be improved. A total of 31 parking stalls will be provided. The project site area is 0.58 acre

BOARD MEMBERS KENNETT/CAIN MOTIONED TO APPROVE RESOLUTION NO. 04-005, WITH THE FOLLOWING MODIFICATIONS:

1. Add a condition requiring the color and material board be returned to the Board for review and approval prior to the issuance of a building permit.
2. The fence to be installed along the southern property line shall be 8 ft. tall
3. Delete other condition number 13 in resolution.
4. Trees proposed on western property boundary shall be changed to crepe myrtles,
5. The Ivy ground cover shall be changed to another type of low-growing ground cover such as manzanita, myoprum or needle point ivy.
6. Identify the vines shown on plans in plant list.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ANNOUNCEMENTS: None

ADJOURNMENT: Chair Martin adjourned the meeting at 8:27 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator